156.0	0003	0017.A	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card /	Total Parcel
APPRAISED:	3,900 /	3,900
USE VALUE:	3,900 /	3,900
ASSESSED:	3,900 /	3,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEXTON RALPH D & ELLA M
Owner 2:	SEXTON MARK D & KELLY SWAIN
Owner 3:	
Street 1:	48 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEXTON RALPH D -
Owner 2:	OWEN VICTORIA J -
Street 1:	48 HUNTINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This Parcel contains .013 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	555.000			3,900	3,900
Total Card	0.013			3,900	3,900
Total Parcel	0.013			3,900	3,900

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	154193
GIS Ref	
GIS Ref	
Insp Date	11/24/99

!12233!

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0003-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	132	FV		0	555.	3,900	3,900		Year end	12/23/2021
2021	132	FV		0	555.	3,900	3,900		Year End Roll	12/10/2020
2020	132	FV		0	555.	3,900	3,900	3,900	Year End Roll	12/18/2019
2019	132	FV		0	555.	3,900	3,900	3,900	Year End Roll	1/3/2019
2018	132	FV		0	555.	3,400	3,400	3,400	Year End Roll	12/20/2017
2017	132	FV		0	555.	2,900	2,900	2,900	Year End Roll	1/3/2017
2016	132	FV		0	555.	2,900	2,900	2,900	Year End	1/4/2016
2015	132	FV		0	555.	2,500	2,500	2,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:12:06

LAST REV

Date	Time
04/27/21	10:41:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12233

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OWEN VICTORIA J	77272-279	1	3/19/2021	Partial Ints	1,950	No	No		Ralph D & Ella M Sexton 17.31%
SEXTON DOROTHY	75952-577		10/22/2020	Estate/Div		No	No		Deed of Distribution
	18905-275		3/1/1988	Forclosure	4,500	No	No		Dorothy J Sexton dod 8/22/2019

USER DEFINED

Prior Id # 1:	154193
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/1999	Vacant Lot	272	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		555		Sq. Ft.	Site		0	70.	0.10	8			Med. Tr	-5	Unbuild	-85	Size	-80	3,875						3,900	

Total AC/HA:	0.01274	Total SF/SM:	555	Parcel LUC:	132	Undev. Land	Prime NB Desc	ARLINGTON	Total:	3,875	Spl Credit		Total:	3,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:	%		
Partition:			
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:								# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other											
Upper											
Lvl 2											
Lvl 1											
Lower											
Totals	RMs:		BRs:		Baths:		HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:		Total:		
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0003-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	